

## **EXTRAORDINARY**

भाग II—खण्ड 3—उप-खण्ड (ii)
PART II—Section 3—Sub-section (ii)
प्राधिकार से प्रकाशित
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नई दिल्ली, मंगलवार, दिसम्बर 23, 2008/पौष 2, 1930

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NEW DELHI, TUESDAY, DECEMBER 23, 2008/PAUSA 2, 1930

## दिल्ली विकास प्राधिकरण

## अधिसूचना

नई दिल्ली, 23 दिसम्बर, 2008

दिल्ली मुख्य योजना-2021 के कारण बढ़े हुए एफ.ए.आर. के लिए उपयोग परिवर्तन, मिश्रित भूमि उपयोग और अन्य प्रभारों के लिए लागू की जाने वाली दरों का निर्धारण ।

का.आ. 2955(अ).—संख्या का.आ. 2432(अ) दिनांक 10 अक्तूबर, 2008 के अनुपालन में एवं दिल्ली विकास अधिनियम, 1957 (1957 का 61) की धारा 57 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए दिल्ली विकास प्राधिकरण, केन्द्र सरकार के पूर्व अनुमोदन से एतद्द्वारा निम्नलिखित विनियम बनाता है :—

क्रम सं.	मद	सिफारिश	दर प्रति वर्ग मी.(रुपयों में)	
1.	(क): आवासीय सम्पत्तियाँ	दिनांक 20-11-2006 की अधिसूचना	दिनांक 20-11-2006 की अधिसूचना के अनु	
	मिश्रित उपयोग के अंतर्गत	के अनुसार, जो 2006-07 के लिए	दरें, जो वर्ष 2006-07 के लिए लागू थीं, वर्ष	f 2007-2008 <b>ਕੇ</b>
	बेसमेंट सहित—सुधार प्रभार	लागू थीं उसे 2007-08 के लिए	लिए लागू की जाएंगी, जो निम्नानुसार हैं 📜	
	के भुगतान/नए निर्माण हेतु	लागू किया जाए।	(1) नया निर्माण कार्य :	
	अतिरिक्त एफ.ए.आर. प्रभारों		ए एवं बी कालोनियाँ	3500/−₹.
	और अनधिकृत निर्माण के		सी एवं डी कालोनियाँ	1400/-₹.
	नियमन के लिए जुर्माने/		ई, एफ एवं जी कालोनियाँ 50 वर्ग मी. से	
	संघटन/विशेष संघटन शुल्क		अधिक के आकार के प्लॉट वाली	700/-रु.
	के भुगतान की दरें।	•	ई, एफ एवं जी कालोनियाँ 50 वर्ग मी.	
	•		तक के आकार के प्लॉट वाली	490/-₹
			(2) अनिधकृत निर्माण-कार्य का नियम	न :
		*.	(क) संस्वीकृत ऊँचाई के अंदर अतिरिक्त	त कवरेज
			ए एवं बी कालोनियाँ	4020/-₹.
			सी एवं डी कालोनियाँ	1610/ হ.
		•	ई एफ एवं जी कालोनियाँ 50 वर्ग मी.	
			से अधिक के आकार के प्लॉट वाली	805/-रु.
			ई एफ एवं जी कालोनियाँ 50 वर्ग मी.	
	·	. 2	तक के आकार के प्लॉट वाली	564/-रु.
			(ख)संस्वीकृत से अधिक परंतु अनुमेय ऊँचाई	

(23.7.98 के अनुसार) के अंदर अतिरिक्त कवरेज

4375/-रू.

ए एवं बी कालोनियाँ

<del> </del>			
- [			सी एवं डी कालोनियाँ 1750/-रु.
			ई., एफ. एवं जी. कालोनियाँ 50 वर्ग <del>प्री</del>
	*		स अधिक के आकार के प्लॉट वार्ल
ļ			875/一枣.
	-		ई., एफ. एवं जी. कालोनियाँ 50 वर्ग मी
ł			तक के आकार के प्लॉट वार्ल
			613 ∕ −₹.
}			(ग) 23.07.98 के अनुसार अनुमेय ऊँचाई
			से अधिक लेकिन 15 मी. के अंदर
			अतिरिक्त कवरेज
			ए एवं बी कालोनियाँ 4900 / - रु.
}			सी. एवं डी. कालोनियाँ 1960 / -रु.
1			ई., एफ. एवं जी. कालोनियाँ 50 वर्ग मी.
			से अधिक के आकार के प्लॉट वाली
			980 / -रु.
			ई., एफ. एवं जी कालोनियाँ 50 वर्ग मी.
			तक के आकार के प्लॉट वाली
			686 ∕ −रु
	(ख) आवासीय	प्रभार वही होंगे, जो	संस्तीकत में अफिन कें
	। सम्पात्तया मिश्रेत	बिसमेंट के उद्याप रहे बन	100 = 00 -
1	। ७५४। ग अन्तगत	तलों के लिए अधिसूचित	कवरेज के लिए दरें-प्लॉट पर अतिरिक्त
	बेसमेंट सहित	हैं।	अनुमेय क्षेत्र के परिणामस्वरूप
.			व्यावसायिक / वाणिज्यिक कार्यों के लिए
ļ			तहखाने का उपयोग
1			ए एवं बी कालोनियाँ 4375/-रु.
			सी एवं डी कालोनियाँ 1750/-रु.
		}	ई., एफ. एवं जी कालोनियाँ (50 वर्ग मी.
	0		) से अधिक के प्लॉटों के लिए)
		*	875 / - रु. ई., एफ. एवं जी कालोनियाँ
			(50 वर्ग मी. तक के प्लॉटों के लिए)
			613 /一支.
		-	आवेदक को एफ.ए.आर. प्रभारों के
1			अलावा मिश्रित भूमि उपयोग प्रभारों का
<u> </u>		1.	भुगतान करना होगा ।
2	(ग) दि.वि.प्रा. द्वारा	वर्ष 200607 और	ऊपर क्रम संख्या-1 में दी गई दरों के
	आबाटत सहकारी समह	2007-08 टोनों के लिए	समान ।
	आवास सांसायटियों के	अधिसूचना दिनांक 20.11.	
	लिए अतिरिक्त एफ.ए.	2006 के पैरा 5.2 के	*
	आर. प्रभार ।	अंतर्गत आवासीय	
		सम्पत्तियों की दरों की	
		समतल्य दरें।	
3	(घ) नई दिल्ली नगर	दिल्ली नगर निगम की	नया निर्माण कार्र-
•			11 ) 3/19

			•
	पालिका परिषद् के आवासीय क्षेत्रों के लिए सुधार प्रभार/अतिरिक्त एफ.ए.आर. प्रभार शुल्क और जुर्माने/संघटन प्रभार/विशेष संघटन प्रभार की दरें।	की दर के समतुल्य ।	3500 / रु. अनिधकृत निर्माण का विनियमन- (क) संस्वीकृत ऊँचाई के अंदर अतिरिक्त कवरेज 4020 / - रु. (ख) संस्वीकृत से अधिक परंतु अनुमेय ऊँचाई (23.07.98 के अनुसार) के अंदर अतिरिक्त कवरेज 4375 / - रु. (ग) 23.07.98 के अनुसार अनुमेय ऊँचाई से अधिक लेकिन 15 मी. के अंदर अतिरिक्त कवरेज 4900 / - रु.
4	सम्पत्तियों (होटलों और पार्किंग प्लॉटों को छोड़कर) हेतु अतिरिक्त एफ.ए.आर. की दरें।		उत्तरी, पूर्वी, पश्चिमी एवं रोहिणी 54825 / —रु. नरेला 16249 / —रु.
5	(च) औद्योगिक प्लॉटों के लिए अतिरिक्त एफ. ए.आर. प्रभार ।	हेतु अतिरिक्त एफ.ए.आर. के अनुरूप, अद्यतन की गई पिछली जोनल औसत नीलामी दर (जैड.ए.ए. आर.) का 50 प्रतिशत निर्धारित किया जाना है ।	नरेला 9750 / रु.
6	(छ) सांस्थानिक प्लॉटों के लिए अतिरिक्त एफ. ए.आर. प्रभार अस्पताल प्लॉटों सहित ।	सम्पत्तियों और प्राइवेट पार्टियों को आबांटित की गई सम्पत्तियों के लिए, सांस्थानिक सम्पत्तियों की अद्यतन की गई जोनल मार्केट दर के 50 प्रतिशत से । यह उन संस्थाओं के लिए लागू नहीं है, जिन्हें 1/-रु. की दर से भूमि आबंटित की गई थी और जिनके लिए कोई भी प्रभार संस्तुत नहीं है।	उत्तरी, पूर्वी, पश्चिमी एवं रोहिणी 13008/-रु. नरेला 9691/-रु. ये दरें उन संस्थाओं पर लागू नहीं होती है, जिन्हें भूमि 1/-रु. की दर से आबंटित की गई थी, जिनके लिए ऐसे किसी प्रभार की सिफारिश नहीं की गई है ।
7	(ज) बैंक्वेट हाल सहित व्यावसायिक कार्यकलापों के लिए भूमि उपयोग के 'औद्योगिक' से 'व्यावसायिक' कार्यकलापों में परिवर्तन	दर ढांचा निम्नानुसार है— एक कालिक परिवर्तन प्रभार=वर्तमान व्यावसायिक दर—(घटा) वर्तमान औद्योगिक दर का 25 प्रतिशत	वर्ष 2007-08 के लिए निर्मित क्षेत्र के उपयोग परिवर्तन प्रभार निम्नानुसार होंगे – मध्य, दक्षिणी एवं द्वारका 31270/-रु. उत्तरी, पूर्वी, पश्चिमी एवं रोहिणी 20242/-रु. नरेला 3250/-रु.

भिनिनिक्त गाहण आर	व्यावसायिक/औद्योगिक/ सांस्थानिक सम्पत्तियों	व्यावसायिक/औद्योगिक/सांस्थानिक सम्पत्तियों हेतु-अतिरिक्त एफ.ए.आर. प्रभारों के अलावा जुर्माने के रूप में 30 प्रतिशत ।
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ये दरें केन्द्र सरकार के अनुमोदन से आगे संशोधित/अधिसूचित किये जाने तक लागू रहेंगी।

[सं. फा. 20(4)05/एम.पी./पार्ट-II/पार्ट] विश्व मोहन बंसल, प्रधान आयुक्त एवं सचिव

## DELHI DEVELOPMENT AUTHORITY NOTIFICATION

New Delhi, the 23rd December, 2008

Fixation of rates to be applied for use conversion, mixed land use and other charges for enhanced FAR arising out of MPD 2021

S.O. 2955(E).—In exercise of powers conferred by Section 57 of the Delhi Development Act, 1957 (61 of 1957), the Delhi Development Authority with the previous approval of the Central Government, hereby makes the following Regulations in pursuance to Notification No. S.O. 2432(E) dated 10th October, 2008:

S.No.	Item	Recommendation of the Ministry	Rates worked out on the basis of the recommendations of the Ministry.(Rates in Rs. Per sqm)
1.	(a): Residential properties including for basement under Mixed Use – rates of payment of betterment levy/additional FAR charges for new construction and penalty/cornpounding/special compounding charges for regularization of unauthorized construction	As per notification of 20.11.06 which was applicable for 2006-07 to be made applicable for 2007-08.	The following rates as per notification dt.20.11.2006 which was applicable for 2006-07 to be made applicable for 2007-08, the same are as under:  (\$) New Construction:  A & B colonies Rs.3500/-  C & D colonies Rs. 1400/-  E,F & G colonies with plot size more than 50 sqm Rs. 700/-  E,F & G colonies with plot size upto 50 sqm Rs. 490/-  (2)Regularization of unauthorized construction:  (a)Additional Coverage within sanctioned height.  A & B colonies Rs.4020/-  C & D colonies Rs.1610/-  E,F & G colonies with plot

i i			
	* *		size more than 50 sqm Rs. 805/-
1			E,F & G colonies with plot
		7	size upto 50 sqm Rs.564/
			(b)Additional Coverage above
			sanctioned but within
	•	*	permissible
			height ( as per 23.7.98)
- 0			A & B colonies Rs.4375/-
			C & D colonies Rs. 1750/-
		3	E,F & G colonies with plot
			size more than 50 sqm Rs.875/-
			E,F & G colonies with plot
			size upto 50 sqm Rs.613/-
ŀ		-	(c) Additional Coverage beyond
1		1	permissible height as per
		1:	23.07.98 but within 15 metres .
	. (		A & B colonies Rs.4900/-
	*		C & D colonies Rs. 1960/-
-			E,F & G colonies with plot
0	*		size more than 50 sqm Rs.980/-
		*	1
			E,F & G colonies with plot
		1	size upto 50 sqm Rs.686/-
	b): Residential properties	The charges to	The rates for additional coverage
1.	including for basement under	remain the same	labour constituted to the
1		Tremant the same	above sanctioned but within
	Mixed Use	as notified for the	permissible height(as per 23.7.98) —
			permissible height(as per 23.7.98) -
		as notified for the	permissible height(as per 23.7.98) – use of basement for professional
		as notified for the floors above the	permissible height(as per 23.7.98) – use of basement for professional /commercial activities leading to
		as notified for the floors above the	permissible height(as per 23.7.98) – use of basement for professional /commercial activities leading to excess permissible area on the plot:
		as notified for the floors above the	permissible height(as per 23.7.98) – use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/-
		as notified for the floors above the	permissible height(as per 23.7.98) – use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/-
		as notified for the floors above the	permissible height(as per 23.7.98) – use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots
		as notified for the floors above the	permissible height(as per 23.7.98) – use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/-
		as notified for the floors above the	permissible height(as per 23.7.98) – use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots
		as notified for the floors above the	permissible height(as per 23.7.98) – use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/
	Mixed Use	as notified for the floors above the	permissible height(as per 23.7.98) – use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/ The applicant is liable to pay mixed
		as notified for the floors above the	permissible height(as per 23.7.98) — use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/ The applicant is liable to pay mixed land use charges in addition to FAR
	Mixed Use	as notified for the floors above the	permissible height(as per 23.7.98) – use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/ The applicant is liable to pay mixed
2	Mixed Use	as notified for the floors above the basement.	permissible height(as per 23.7.98) – use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/  The applicant is liable to pay mixed land use charges in addition to FAR charges.
2.	Mixed Use  ( c ): Additional FAR charges	as notified for the floors above the basement.  To be at par with	permissible height(as per 23.7.98) — use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/ The applicant is liable to pay mixed land use charges in addition to FAR charges.  Same rates for 2006-07 & 2007-08 as
2.	( c ): Additional FAR charges for Cooperative Group	as notified for the floors above the basement.  To be at par with rates for	permissible height(as per 23.7.98) – use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/  The applicant is liable to pay mixed land use charges in addition to FAR charges.
2.	( c ): Additional FAR charges for Cooperative Group Housing Societies allotted by	as notified for the floors above the basement.  To be at par with rates for residential	permissible height(as per 23.7.98) — use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/ The applicant is liable to pay mixed land use charges in addition to FAR charges.  Same rates for 2006-07 & 2007-08 as
2.	( c ): Additional FAR charges for Cooperative Group	as notified for the floors above the basement.  To be at par with rates for residential properties under	permissible height(as per 23.7.98) — use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/ The applicant is liable to pay mixed land use charges in addition to FAR charges.  Same rates for 2006-07 & 2007-08 as
2.	( c ): Additional FAR charges for Cooperative Group Housing Societies allotted by	To be at par with rates for residential properties under para 5.2 of	permissible height(as per 23.7.98) — use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/ The applicant is liable to pay mixed land use charges in addition to FAR charges.  Same rates for 2006-07 & 2007-08 as
2.	( c ): Additional FAR charges for Cooperative Group Housing Societies allotted by	To be at par with rates for residential properties under para 5.2 of notification dt.	permissible height(as per 23.7.98) — use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/ The applicant is liable to pay mixed land use charges in addition to FAR charges.  Same rates for 2006-07 & 2007-08 as
2.	( c ): Additional FAR charges for Cooperative Group Housing Societies allotted by	To be at par with rates for residential properties under para 5.2 of notification dt. 20.11.06 both for	permissible height(as per 23.7.98) — use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/ The applicant is liable to pay mixed land use charges in addition to FAR charges.  Same rates for 2006-07 & 2007-08 as
2.	( c ): Additional FAR charges for Cooperative Group Housing Societies allotted by	To be at par with rates for residential properties under para 5.2 of notification dt.	permissible height(as per 23.7.98) — use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/ The applicant is liable to pay mixed land use charges in addition to FAR charges.  Same rates for 2006-07 & 2007-08 as
2.	( c ): Additional FAR charges for Cooperative Group Housing Societies allotted by	To be at par with rates for residential properties under para 5.2 of notification dt. 20.11.06 both for	permissible height(as per 23.7.98) — use of basement for professional /commercial activities leading to excess permissible area on the plot:  A& B colonies Rs.4375/- C&D colonies Rs.1750/- E,F&G colonies (for plots more than 50 sqm) Rs.875/- E,F&G colonies (for plots upto 50 sqm) Rs.613/ The applicant is liable to pay mixed land use charges in addition to FAR charges.  Same rates for 2006-07 & 2007-08 as

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penalty/compounding charges for NDMC residential areas  ar	3.	(d): Rates for betterment/levy	At par with the	(1) New Construction:	Rs.3500/-
charges/special compounding charges for NDMC residential areas    Colonies		additional FAR charges and	rate of 'A'	(2)Regularization of	
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8.	Penalty for availing additional FAR without sanction	For commercial/industrial/institutional properties @30% as penalty over and above addl. FAR charges.	For commercial/industrial/institutional properties, @ 30% as penalty over and above additional FAR charges.	
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[No. F. 20(4)05/MP/Pt.-II/Pt.] V. M. BANSAL, Pr. Commissioner-cum-Secy.